



Score	Energy rating	Current	Potential
92+	A		
81-91	B		81   B
69-80	C	69   C	
55-68	D		
39-54	E		
21-38	F		
1-20	G		

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Beechcroft, Broadway, Woodbury, Exeter,  
EX5 1NR

PRICE **£597,500**  
TENURE Freehold



**A Spacious Detached Residence Offering Adaptable Accommodation  
Which Is Both Well Presented And Maintained Enjoying A Convenient  
Setting In A Sought After Village Location**

Spacious Reception Hall & Ground Floor Cloakroom/WC • Lounge & Dining Room •  
Sun Lounge/Sitting Room • Kitchen & Utility Room •  
Ground Floor Principal Bedroom With En-Suite Shower Room/WC •  
Two First Floor Bedrooms • First Floor Bathroom Suite • Colourful Manageable Gardens •  
Ample Parking & Single Garage • Countryside Views •



PENNYS ESTATE AGENTS

2 Rolle House, Rolle Street, Exmouth, Devon, EX8 2SN  
Tel: 01395 264111 EMail: help@pennys.net

Beechcroft, Broadway, Woodbury, Exeter, EX5 1NR

**LOCATION:** The village of Woodbury remains one of East Devon's most highly sought after locations offering excellent amenities including Public Houses, Post Office and General Store. There is an excellent local Primary School close by, Church Doctor's Surgery and a frequent Bus Service all combining to create a thriving community. Woodbury is also close to all major routes including the M5 motorway and Exeter International Airport.

**THE ACCOMMODATION COMPRISES:** uPVC front door with patterned window inset and matching picture window side screen with courtesy light over giving access to:

**SPACIOUS RECEPTION HALL:** A fine entrance to the property with staircase rising to the first floor landing with useful understairs storage recess beneath; radiator; telephone point; coved ceiling; coats/storage cupboard.

**GROUND FLOOR CLOAKROOM/WC:** Comprising of a pedestal wash hand basin with fitted mirror and light/shaver socket over; WC; radiator; coved ceiling; uPVC double glazed window with patterned glass.

**LOUNGE:** 17' 9" x 13' 1" (5.41m x 3.99m) Two sets of uPVC double glazed windows; double glazed double doors opening onto the sun lounge/sitting room; feature stone fireplace with matching hearth housing living flame effect coal gas fire; two radiators; television point; coved ceiling; archway through to the:

**DINING ROOM:** 13' 7" x 8' 3" (4.14m x 2.51m) Double glazed double doors also opening onto the sun/lounge/sitting room; coved ceiling; radiator.

**SUN LOUNGE/SITTING ROOM:** 25' 0" x 10' 6" (7.62m x 3.2m) A fine addition to the accommodation which is both bright and spacious with uPVC double glazed windows overlooking the gardens; sliding double glazed patio doors opening onto the gardens; feature wood flooring; two radiators; coved ceiling; power and light connected.

**KITCHEN:** 11' 6" x 9' 11" (3.51m x 3.02m) Fitted with a range of patterned work top surfaces with attractive tiled surrounds; range of base cupboards, drawer units beneath work tops; matching range of wall mounted cupboards incorporating two glass-fronted display units; inset one and a half bowl single drainer sink unit with mixer tap; inset ceramic electric hob with extractor hood over; built-in oven and grill with cupboards and drawer units above and below; integrated fridge and freezer; radiator; uPVC double glazed windows overlooking nearby countryside; archway through to:

**UTILITY ROOM:** 8' 2" x 5' 10" (2.49m x 1.78m) Fitted patterned work top surfaces with tiled surrounds; inset circular sink unit with mixer tap; base cupboards, appliance space and plumbing for washing machine and integrated dishwasher beneath work tops; wall mounted cupboards (one housing the modern gas boiler serving domestic hot water and central heating); uPVC double glazed window; uPVC double glazed door with patterned glass giving access to outside.

**GROUND FLOOR BEDROOM ONE:** 13' 5" x 11' 5" (4.09m x 3.48m) A spacious principal bedroom with uPVC double glazed window; fitted range of floor-to-ceiling built-in wardrobes incorporating a chest of drawer unit with fitted mirror over and light; radiator; coved ceiling; door to:

**EN-SUITE SHOWER ROOM/WC:** Comprising of a shower cubicle with Mira shower unit; pedestal wash hand basin with tiled splashback and fitted mirror with light/shaver socket over; WC; coved ceiling; ceiling extractor fan; radiator; uPVC double glazed window with patterned glass.

**FIRST GALLERIED FLOOR LANDING:** With access to roof space; Velux window; radiator; part sloping ceiling; linen cupboard with slatted shelving and light.

**BEDROOM TWO:** 15' 9" x 10' 1" (4.8m x 3.07m) A bright dual aspect room with double glazed windows to side and front aspects gaining a lovely outlook over rolling countryside; built-in bedroom furniture including wardrobes, dressing table area, chest of drawers with display surface area; television point; radiator; part sloping ceiling.

**BEDROOM THREE:** 13' 7" x 13' 1" (4.14m x 3.99m) Another good size dual aspect room with double glazed windows to side and front aspect again enjoying views over rolling countryside; built-in range of wardrobes with clothes rail and shelving; radiator; television point; access through the wardrobe to boarded eaves storage space; part sloping ceiling.

**FAMILY BATHROOM/WC:** 10' 4" x 8' 5" (3.15m x 2.57m) A spacious bathroom suite comprising of a bath with Mira shower unit over and shower splash screen; wash hand basin set in display surface with tiled splashback, fitted mirror with display light over and storage cupboards beneath; WC; radiator; part sloping ceiling; double glazed window with patterned glass.

**OUTSIDE:** The property is approached via Broadway leading to a good size **PARKING AREA** which in-turn leads to a **SINGLE GARAGE**. From the parking area a side gate gives access through to an enclosed garden area which is planned for ease of maintenance comprising of a patio sun terrace; decorative stone garden area; colourful well stocked flower and shrub beds; outside cold water tap and outside lighting. A patio pathway leads round to a side area of garden with further shrub beds; timber garden store and a further side gate giving access back round to the front of the property.

**SINGLE GARAGE:** 17' 0" x 10' 0" (5.18m x 3.05m) With up and over door; power and light connected; window.

**MORTGAGE ASSISTANCE:** We are pleased to recommend Meredith Morgan Taylor, who would be pleased to help irrelevant of which estate agent you finally buy through. For a free initial, no obligation chat please contact us on 01395 264111 to arrange an appointment.



Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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